



ANNEXURE-2

**CHARTERED ACCOUNTANT'S CERTIFICATE**

Name of the Promoter : **Singhania Buildcon Pvt. Ltd.**

Name of the Project : **Harshit Landmark (Phase-IV, Block G).**

**Subject: CA Certificate for the sums received, Collector's guideline value of unsold inventory and the percentage of future receivables to be deposited in the CG-RERA Designated Account, by the Promoter.**

1. This certificate is being issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016; read along with the Chhattisgarh Real Estate (Regulation and Development) Rules, 2017, and orders/circulars and notifications issued by CG-RERA from time to time.
2. I/We have obtained all necessary informations/details and explanation from the Promoter, during the course of our verification, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of Promoter for the period ending **2017-18**; and hereby certify that:

Sr.No.	Particulars	Rs. in Lakh
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred as per the Certificate issued by the Engineer and by the verification of the books done, for the cost incurred)	1462.00
2.	Balance receivables amount from sold plots/apartments/buildings as per <b>Annexure-A</b> of this certificate	0.00

For, Singhania Buildcon Pvt. Ltd.

  
Director

Mobile : 93298 11733, 93010 72433  
E-mail : manoj\_sandhya\_agr@yahoo.co.in  
manoj.sandhya.agr@gmail.com







3.	(i) Balance Unsold area (To be certified by the promoter and to be verified by the CA from the records and books of accounts)	150 Units
	(ii) Estimated amount of sales proceeds in respect of unsold plots/apartments/buildings (calculated as per collector's guideline value multiplied by unsold area as on the date of certificate, to be calculated and certified by the CA as per <b>Annexure-A</b> of this certificate.	1778.80
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	1778.80

This certificate is being issued on specific request of **Singhania Buildcon Pvt. Ltd.** (Promoter's Name) for CG-RERA compliance. The certificate is based on the information/records/documents/books of accounts of the Promoter, and is true to the best of my knowledge and belief.

Place : **Raipur**

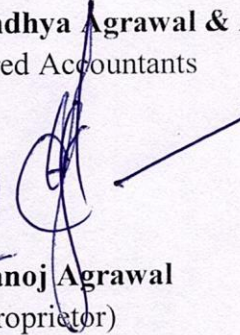
Date :

For, Singhania Buildcon Pvt. Ltd.

  
Director

For, Manoj Sandhya Agrawal & Asso.  
Chartered Accountants



  
Manoj Agrawal  
(Proprietor)

Membership No 077684



ANNEXURE-A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

**Sold Inventory**

Sr. No.	Apartment/ Plot/Building No.	Carpet Area (in sq.mtr.)	Rate of selling as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
N.A					

(Unsold Inventory Valuation)

Collector's Guideline Rate as on the date of Certificate

of the Residential /commercial premises 1st floor Rs.29417 per SQM , 2nd & 3rd Floor Rs

27760/ others Rs 26148 per sq.mtr. & Shop 44600 per SQM

Sr. No.	Apartment/ Plot/Building No.	Carpet Area (in sq. mtr.)	Rate as per Collector's Guideline value
1	G 101	49.81	1382725.60
2	G 102	49.81	1382725.60
3	G 103	49.81	1382725.60
4	G 104	49.81	1382725.60
5	G 105	49.81	1382725.60
6	G 106	49.81	1382725.60
7	G 201	49.81	1382725.60
8	G 202	49.81	1382725.60
9	G 203	49.81	1382725.60
10	G 204	49.81	1382725.60
11	G 205	49.81	1382725.60
12	G 206	49.81	1382725.60
13	G 301	49.81	1302431.88
14	G 302	49.81	1302431.88
15	G 303	49.81	1302431.88
16	G 304	49.81	1302431.88
17	G 305	49.81	1302431.88

For, Singhania Buildcon Pvt. Ltd.

  
Director





18	G 306	49.81	1302431.88
19	G 401	49.81	1302431.88
20	G 402	49.81	1302431.88
21	G 403	49.81	1302431.88
22	G 404	49.81	1302431.88
23	G 405	49.81	1302431.88
24	G 406	49.81	1302431.88
25	G 407	49.81	1302431.88
26	G 408	49.81	1302431.88
27	G 409	49.81	1302431.88
28	G 410	49.81	1302431.88
29	G 411	49.81	1302431.88
30	G 412	49.81	1302431.88
31	G 501	49.81	1302431.88
32	G 502	49.81	1302431.88
33	G 503	49.81	1302431.88
34	G 504	49.81	1302431.88
35	G 505	49.81	1302431.88
36	G 506	49.81	1302431.88
37	G 507	49.81	1302431.88
38	G 508	49.81	1302431.88
39	G 509	49.81	1302431.88
40	G 510	49.81	1302431.88
41	G 511	49.81	1302431.88
42	G 512	49.81	1302431.88
43	G 601	49.81	1302431.88
44	G 602	49.81	1302431.88
45	G 603	49.81	1302431.88
46	G 604	49.81	1302431.88
47	G 605	49.81	1302431.88
48	G 606	49.81	1302431.88
49	G 607	49.81	1302431.88
50	G 608	49.81	1302431.88
51	G 609	49.81	1302431.88
52	G 610	49.81	1302431.88
53	G 611	49.81	1302431.88
54	G 612	49.81	1302431.88
55	G 701	49.81	1302431.88
56	G 702	49.81	1302431.88
57	G 703	49.81	1302431.88
58	G 704	49.81	1302431.88
59	G 705	49.81	1302431.88
60	G 706	49.81	1302431.88

For, Singhania Buildcon Pvt. Ltd.

  
Director

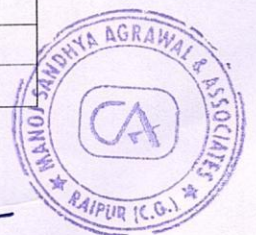




61	G 707	49.81	1302431.88
62	G 708	49.81	1302431.88
63	G 709	49.81	1302431.88
64	G 710	49.81	1302431.88
65	G 711	49.81	1302431.88
66	G 712	49.81	1302431.88
67	G 801	49.81	1302431.88
68	G 802	49.81	1302431.88
69	G 803	49.81	1302431.88
70	G 804	49.81	1302431.88
71	G 805	49.81	1302431.88
72	G 806	49.81	1302431.88
73	G 807	49.81	1302431.88
74	G 808	49.81	1302431.88
75	G 809	49.81	1302431.88
76	G 810	49.81	1302431.88
77	G 811	49.81	1302431.88
78	G 812	49.81	1302431.88
79	G 901	49.81	1302431.88
80	G 902	49.81	1302431.88
81	G 903	49.81	1302431.88
82	G 904	49.81	1302431.88
83	G 905	49.81	1302431.88
84	G 906	49.81	1302431.88
85	G 907	49.81	1302431.88
86	G 908	49.81	1302431.88
87	G 909	49.81	1302431.88
88	G 910	49.81	1302431.88
89	G 911	49.81	1302431.88
90	G 912	49.81	1302431.88
91	Shop-1	36.77	1639942.00
92	Shop-2	16.12	718952.00
93	Shop-3	17.07	761322.00
94	Shop-4	35.01	1561446.00
95	Shop-5	16.12	718952.00
96	Shop-6	16.12	718952.00
97	Shop-7	14.71	656066.00
98	Shop-8	18.91	843386.00
99	Shop-9	30.81	1374126.00
100	Shop-10	16.12	718952.00
101	Shop-11	16.12	718952.00
102	Shop-12	35.05	1563230.00
103	Shop-13	17.07	761322.00

For, Singhania Buildcon Pvt. Ltd.

Director





104	Shop-14	16.12	718952.00
105	Shop-15	36.76	1639496.00
106	Shop-1	32.57	1452622.00
107	Shop-2	16.12	718952.00
108	Shop-3	17.07	761322.00
109	Shop-4	35.01	1561446.00
110	Shop-5	16.12	718952.00
111	Shop-6	16.12	718952.00
112	Shop-7	14.71	656066.00
113	Shop-8	18.91	843386.00
114	Shop-9	16.12	718952.00
115	Shop-10	16.12	718952.00
116	Shop-11	35.01	1561446.00
117	Shop-12	17.07	761322.00
118	Shop-13	16.12	718952.00
119	Shop-14	32.57	1452622.00
120	Shop-15	33.57	1497222.00
121	Shop-1	32.57	1452622.00
122	Shop-2	16.12	718952.00
123	Shop-3	17.07	761322.00
124	Shop-4	35.01	1561446.00
125	Shop-5	16.12	718952.00
126	Shop-6	16.12	718952.00
127	Shop-7	14.71	656066.00
128	Shop-8	18.91	843386.00
129	Shop-9	16.12	718952.00
130	Shop-10	16.12	718952.00
131	Shop-11	35.01	1561446.00
132	Shop-12	17.07	761322.00
133	Shop-13	16.12	718952.00
134	Shop-14	32.57	1452622.00
135	Shop-15	33.57	1497222.00
136	Shop-1	32.57	1452622.00
137	Shop-2	16.12	718952.00
138	Shop-3	17.07	761322.00
139	Shop-4	35.01	1561446.00
140	Shop-5	16.12	718952.00
141	Shop-6	16.12	718952.00
142	Shop-7	14.71	656066.00
143	Shop-8	18.91	843386.00
144	Shop-9	16.12	718952.00
145	Shop-10	16.12	718952.00
146	Shop-11	35.01	1561446.00

For, Singhania Buildcon Pvt. Ltd.

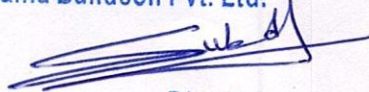
  
Director





147	Shop-12	17.07	761322.00
148	Shop-13	16.12	718952.00
149	Shop-14	32.57	1452622.00
150	Shop-15	33.57	1497222.00
<b>TOTAL</b>		<b>5821.41</b>	<b>177879939.84</b>

For, Singhania Buildcon Pvt. Ltd.



Director

